

## 1.) Object description

There are two well-kept commercial units on the 2300 sqm large property. They have been family-owned for many years and were used as production area with offices, print shop and warehouse.

The 3-storey building was built in 1998.

On the ground floor there is a print shop for large format prints and mobile exhibition systems. On the 1st floor three high-quality flats are occupied by the owners. In the basement there is a warehouse, a laundry room and individual cellar rooms.

The second commercial unit was probably built in 1928 and extended in 1957 by an extension and divided into 3 floors.

In the basement there are sanitary rooms, changing rooms and production. The ground floor and the 1st floor are divided into offices and production.

On both buildings there is a photovoltaic system which generates approx. 53,000 kWh per year.

A transformer 400 kVa is located on the property, after agreement with the public utility company, a right up to 120 kVa is possible. At present, 40 kVa are used due to the use of the photovoltaic system.

The cellars and roofs of both buildings are insulated.

There are 3 garages and sufficient parking space available.

## 2.) Equipment

On the ground floor of the commercial unit, built in 1998, there is a hall with three separate entrances and large window areas. Large format prints for mobile exhibition systems are produced here. Office space and sanitary facilities are available.

The building is heated with gas, the hall floor is coated with epoxy resin.

A sectional gate ensures access with vans.

The 1st floor is reached via a staircase with granite flooring. Here are three high-quality equipped flats with a living space of approx. 136 sqm, 94 sqm and 40 sqm, each with a covered balcony and a view of the countryside. The flats have underfloor heating.

The cellar area with separate access has approx. 217 sqm, the ground floor offers 393 square metres of space and the 1st floor has a total of approx. 297 sqm plus balcony.

New facade painting in August 2020.

A photovoltaic system is installed on the roof of the building.

The second commercial property was probably built in 1928 with an extension in 1957 and has a partial basement.

The basement contains production, dressing- and social rooms.

The ground floor is divided into two offices and production area.

On the 1st floor there are further office rooms and production area.

A staircase and a freight lift with a load capacity of 2 tons connect the individual floors.

The halls have large window areas, the concrete floor is coated with epoxy resin.

The commercial unit is heated with a hall blower, average annual consumption is 5000 litres of oil.

A recently installed air conditioning system ensures a pleasant ambient temperature.

The cellar area is approx. 298 sqm, ground floor and 1st floor each have approx. 547 sqm.

Two-shift operation from 6:00 - 22:00 o'clock is possible.

A takeover of the metal processing would be conceivable. More details in case of concrete interest.

The yard area with covered ramps can be easily accessed by trucks up to 7.5t for loading and unloading.

A photovoltaic system was also installed on the roof area.

- On the premises there are sufficient parking spaces and three garages available
- Transformer with entitlement after consultation with SWS 120 kVA available, at present 40 kVA used
- The photovoltaic system on both buildings generates an average of 53,000 kWh annually.
- Solar modules for hot water
- Courtyard with drainage paving
- Insulation and external drainage of the Cellar walls

- Cistern for rainwater (11,000 litres) for Green area irrigation
- Oil tank (underground) holds 30,000 litres

### 3.) Situation

The property is located in the immediate vicinity of the city motorway L141 in the direction of Solingen-Ohligs (A3 motorway) and is only a few minutes' drive from the A46 motorway in the direction of Wuppertal and Düsseldorf.

### 4.) Miscellaneous

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We would be pleased to show you the property during an inspection and look forward to your request. Please provide your full name, address and telephone or mobile phone number.

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